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BOND ISSUE

For New

DISTRICT HEALTH CENTERS

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DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

AND

DEPARTMENT OF PUBLIC HEALTH
CITY AND COUNTY OF SAN FRANCISCO

June 1961

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PART I

DESCRIPTION OF DEPARTMENTAL FUNCTIONS

The San Francisco Department of Public Health provides three types of services to the people of San Francisco. These are

1. General Public Health services, including sanitation.

2. Mental Health services, including inpatient and outpatient care.

3. Emergency Hospital services to the total population and medical care services to the indigent sick.

All of these functions are administered through the Central Office of the Health Department at 101 Grove Street.

Direct services in the field of public health and preventive medicine are provided in part through the Central Office and to a greater degree through the nine district health centers located in strategic areas throughout the city. These general public health services affect directly or indirectly every one of the approximately three-quarters of a million people who live in the City and County of San Francisco as well as the approximately quarter of a million people who come to the city each day.

PUBLIC HEALTH SERVICES

These services include the control of the sanitation of the environment through our housing, sanitation, and milk inspection services; the control of communicable diseases by early diagnosis and case-finding among contacts of known cases, immunization against certain diseases, and the treatment of persons with certain infectious diseases; the educational, diagnostic, and case-finding programs directed at mothers and at children of all ages, including those attending public and parochial schools; the provision of health education services, public health laboratory services, and the collection, tabulation, and interpretation of statistics concerned with births, deaths, and the incidence of disease among our population; and the administration and coordination of these services with each other and with other related services throughout the city.

Since the inception of the Health Department, direct services have been provided in part through staff assigned from the Central Office and in part through district medical centers located in various areas of the city. In recent years, medical and nursing services have been provided through nine so-called health centers in which are located our public health nursing staff under nursing supervision and medical direction. Other medical officers provide services by assignment to the district health centers, as do our dentists, dental hygienists, mental health personnel, and medical and nursing consultants. All sanitation services are provided by personnel working out of the Central Office, each sanitarian having a small district and working under a district supervising sanitarian out of the Central Office. This has not provided as efficient an operation as would accrue if all sanitation, nursing, dental, and medical services were provided on a planned district basis under general administrative supervision of a district health officer.

PRESENT HEALTH CENTERS

The present nine district health centers are located as follows:

NAME	ADDRESS	CITY-OWNED	RENTED
1. Alemany	45 Onondaga Ave.	X	
2. Central	101 Grove St.	X	
3. Eureka-Noe	498 Sanchez St.		X
4. Hunters Point	190 Hilltop Road		X
5. Marina-Richmond	2303 Greenwich St.		X
6. Mission	995 Potrero Ave.	X	
7. North East	799 Pacific Ave.		X
8. Sunset	41st Ave. & Pacheco St.	X	
9. Westside	2201 Sutter St.		X

Each of the present health centers is too small to permit the assignment of additional personnel, including those now employed. None is properly designed or arranged to permit efficient operation as far as both personnel and the public are concerned. Some of the rented facilities are in such physical condition that there are continued hazards to both personnel and the public.

The Mission Health Center is located at San Francisco General Hospital in an area designed for patient care, not for use as a health center. Alemany Health Center is more than forty years old and is far too small for the personnel needed to provide the services necessary in that area. Sunset Health Center, owned by the city, was planned about eleven years ago and completed about nine years ago, and will not house the total staff necessary to service that area. Hunters Point and North East Health Centers are located in housing projects in which the city rents the space. The city rents the space for three other centers: Westside, Eureka-Noe, and Marina-Richmond, which are located in former store-buildings in frame structures, overcrowded, and unsatisfactory to permit maximum - or even minimum - efficiency in use of our personnel in the provision of essential health services to the public this department seeks to serve.

REORGANIZATION AND DECENTRALIZATION

It has become necessary, therefore, that we conceive of a new approach to provide a better administrative structure, more efficient use of personnel, and modern facilities necessary to bring modern public health services to the public. The Department has worked for several years with the Department of City Planning, and more recently with the State Department of Public Health, in determining its future organization for provision of public health services. The proposal to construct five major district health centers is the outgrowth of several years of study.

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The availability of Hill-Burton funds (Federal) and other funds from the State Department of Public Health as a partial offset of the cost of new construction has been taken into consideration. Participation in construction costs with these funds is predicated on some reorganization of the department so that there would be developed relatively autonomous health districts, each with its own basic team of physicians, nurses, and sanitarians under qualified supervision who would provide within each respective area a well-balanced public health program designed to meet the needs of that particular district.

PROPOSED DISTRICT HEALTH CENTER PLAN

The Department proposes, therefore, to construct five major district health centers in the following locations. The districts would contain the populations designated below based on 1960 census figures.

NAME	LOCATION	ESTIMATED POPULATION
1. Eureka-Noe	Seventeenth St. between Pond and Prosper	146,555
2. Westside	Western Addition; Vicinity of Divisadero and Post Streets	159,993
3. Downtown	Site of Southern Police Station, Fourth and Clara Streets	126,329
4. Mission	San Francisco General Hospital grounds	128,475
5. Sunset	Sunset Community Center - Quintara Street between 38th and 40th Avenues	178,964

Each of these centers would have an area of approximately 15,000 square feet and would house all medical, nursing, dental, sanitation, and clerical personnel serving that area. In three of the districts, other facilities would be staffed with public health nursing and clerical personnel on a full-time basis, with other personnel working on an assigned, usually part-time basis. In District #1, the present Alemany Health Center would continue as such a secondary center. In District #3, the present North East Health Center would function as a secondary center, and in District #4, the Hunters Point Health Center would be a secondary center. In all districts, the department would continue to rent certain space as is done presently, for half-day clinic sessions in such areas where the need justifies it.

District Health Center #3, located in the downtown area, would serve a dual function. Approximately 15,000 of its 22,000 square feet would be utilized for general health center purposes. The remaining 7,000 square feet would house a special service - the Venereal Disease Control Division, where the functions now provided at 33 Hunt Street in rented space would be provided.

The numerical order of the districts indicates the order in which these district health centers would be constructed. The maps included in this report outline the boundaries in each district. The areas are not equal, and the case loads will vary in each district. Such variation will depend on the structure of the population - age, race, economic level, etc., and on other characteristics that modify the services needed.

School enrollment, for example, will determine the case load for school health services. The labor or business activities will determine the relative emphasis on the occupational health program and on sanitation services. In another area, perhaps, the responsibilities for the hygiene of housing would necessitate a greater number of housing and sanitation personnel.

The general arrangement of the districts and the location of the primary district centers and secondary centers is related also to the flow of people, the availability of public transportation, and the topography or countour of the terrain. Consideration has also been given to present and anticipated developments in urban renewal and in the movement of population from one area into another.

Each major district health center will be administratively autonomous under the direction of a district health officer. Each such district health officer would be administratively responsible to the Assistant Director of Public Health, Public Health Services, who also supervises the specialized bureaus and divisions providing public health services. Supervising personnel from the public health nursing and sanitation bureaus will be assigned to work under the immediate supervision of the district health officer. They, with other assigned staff, will work in a specific area with programs designed to meet the special needs of each particular district.

Each district health center will have adequate space to house assigned personnel and space is provided for medical clinics, immunization services, mental health services, consultation with patients and others we serve, and for health education activities in a multi-use waiting room. A small space for laboratory services will be provided. There will be at least one dental chair in each center, and both clinical areas and public areas will be designed for multiple use so that the activities carried on can be modified as program changes occur during the coming years.

Among such changes now anticipated are the development of occupational health services to employed groups; case finding programs for such chronic diseases as glaucoma, heart disease, vascular disease of the brain, diabetes, arthritis, and cancer. There may be included follow-up of some patients referred to home care programs, with particular reference to assisting families in caring for relations at home, thus reducing hospital bed occupancy of both public and private hospitals. Such programs must take into consideration the expected increases in the population in the older age groups and their need for services.

Personnel assigned to each center has been determined on the basis of the current personnel employed for public health services by the department. Approximately 20% additional space has been allowed in these health centers to provide for anticipated increases in personnel and services during the next twenty years. It is necessary that construction take these factors into consideration. Furthermore, it may be noted that a considerable sum of money is being spent for parking space. This is necessary in order to permit the public which is served by the department to have reasonable access to our facilities.

The decentralization of the public health and preventive services of the department will result in increased efficiency of operation through better coordination and direction of personnel in the field and decrease of travel

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time from the assigned headquarters to the area served, modern facilities for the diagnosis of both communicable and non-communicable diseases which are preventable, and the serving of the public at conveniently located facilities.

Such decentralization will tend to bring the public health department staff, neighborhood organizations, and other voluntary groups into a closer working relationship. This will result in better use of personal, governmental, and non-governmental resources which should be focused on specific problems in that area. This strengthening of a neighborhood concept will bring the public we serve into our sphere of activity earlier, so that problems can be resolved earlier, at less expense and at less adverse effect on people and the community.

This new approach is in line with the trend throughout the United States and in metropolitan centers in California. It will enable the Central Office activities of the department to make better use of 101 Grove Street, the headquarters office, which was constructed in 1931, and the adoption of this program of construction and reorganization will enable the city to qualify for State and Federal funds which may offset as much as 25% to 30% of the total costs of construction and equipment. There may be other possible sources of State and Federal funds to assist in additional ways.

It is anticipated that one such health center would be commenced each year beginning in 1962, this plan being adopted in order that we may qualify for State and Federal funds which are available for no more than one health center in each jurisdiction per year.

There will be a slight saving to the city in that rent paid for three of our health centers will be saved, and furthermore, a 25-bed ward at the San Francisco General Hospital will again become available for patient care. The construction of such additional hospital beds would amount to approximately $600,000, which is more than the cost of the health center.

The end result would be modern facilities which would add to the beauty of the neighborhood in which they are located, and for the next twenty to thirty years would enable us to provide public health services in a more efficient and effective manner.

The Department is acting in part upon recommendations of the San Francisco Grand Juries of 1956 and of 1958, whose comments are as follows:

1956 GRAND JURY RECOMMENDATION

"1. Consideration should be given by the Board of Supervisors for the provision, during the next five or six years, of funds for the construction of health centers in strategic areas of the City, through which the preventive services of the Department can be channelled to the people of San Francisco on a regional basis. Many of these health centers are presently located in old buildings for which the City pays rent, and upon which the City cannot expend capital improvement or maintenance funds. Centers similar to the one constructed in the Sunset District are needed in at least half a dozen areas in San Francisco, in various neighborhoods."

1958 GRAND JURY RECOMMENDATION

"The city's nine neighborhood centers extend to the people of San Francisco extremely valuable preventive medical services in a multi-faceted program which includes: immunization, pre-natal and post-natal care, parents' classes, school nursing, and a communicable disease control program.

In at least three areas, the program is hampered by most inadequate buildings and plans should be vigorously pushed for permanent health centers for Eureka-Noe, Westside and Marina-Richmond."

A BOND ISSUE
FOR
DISTRICT HEALTH CENTERS
DEPARTMENT OF PUBLIC HEALTH

PART II

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Bureau of Architecture
Department of Public Works
City and County of San Francisco

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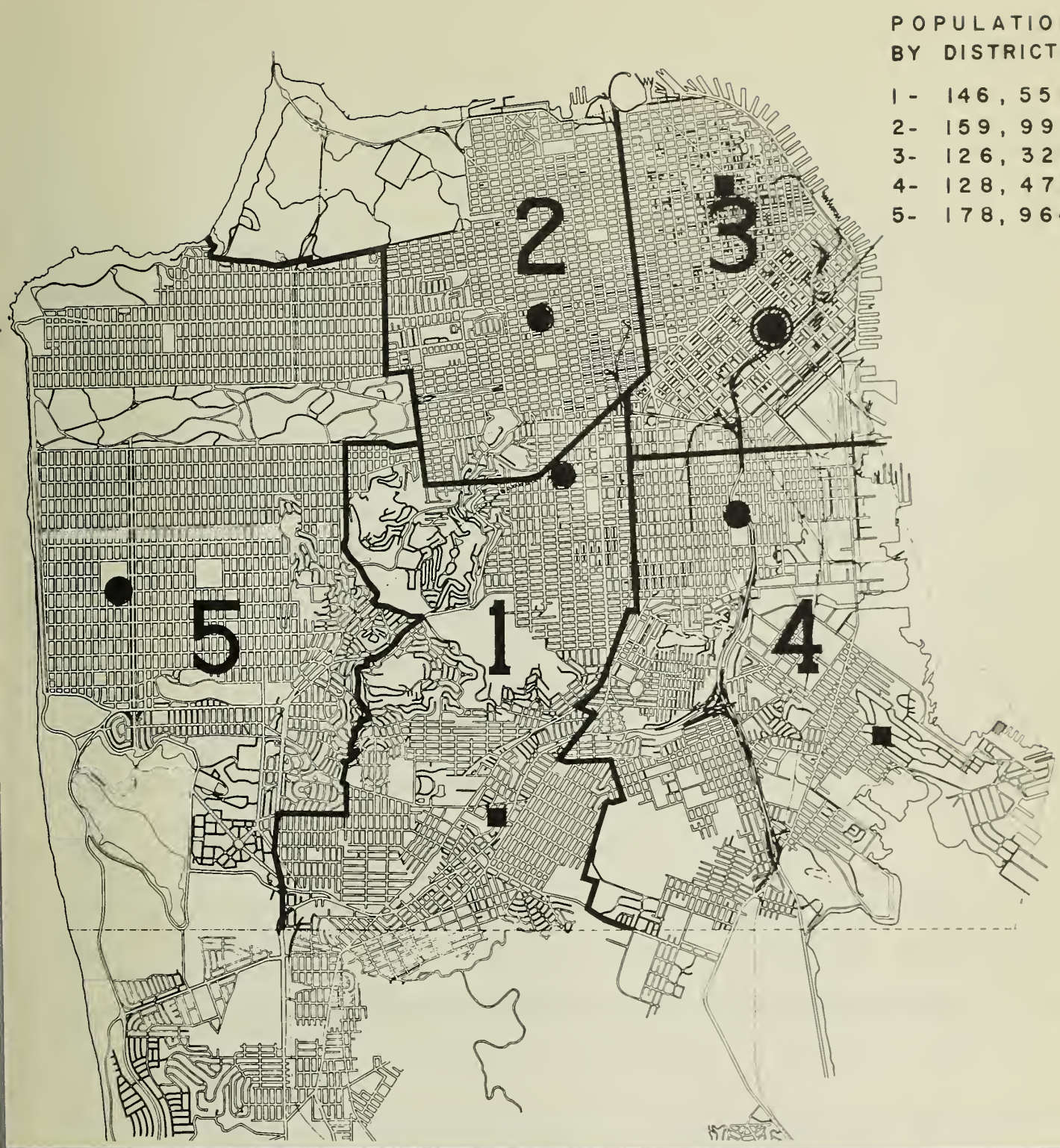


PROPOSED DISTRICT PUBLIC HEALTH CENTER LOCATIONS

- ● HEALTH CENTER LOCATION
- — HEALTH CENTER SERVICE AREA BOUNDARY
- ◉ DISTRICT HEALTH CENTER AND VENEREAL DISEASE CLINIC
- ■ PARTIALLY STAFFED EXISTING SUB-CENTER

JUNE 1961

DISTRICT HEALTH CENTERS

COST ESTIMATE

HEALTH CENTER	CONSTRUCTION	EQUIPMENT	PROPERTY BUILDING	PROPERTY PARKING	TOTAL
1 Eastern Area	$ 508,700	$ 39,600	$ 16,500	$100,000	$ 664,800
2 Westside	482,800	29,600	43,000	112,000	667,400
3	725,800	46,200	City Propt.	176,000	948,000
4	512,700	32,800	SFGH Propt.	50,000*	595,500
5	514,300	22,600	City Propt.	City Propt.	536,900
TOTAL	$2,744,300	$170,800	$ 59,500	$438,000	$3,412,600

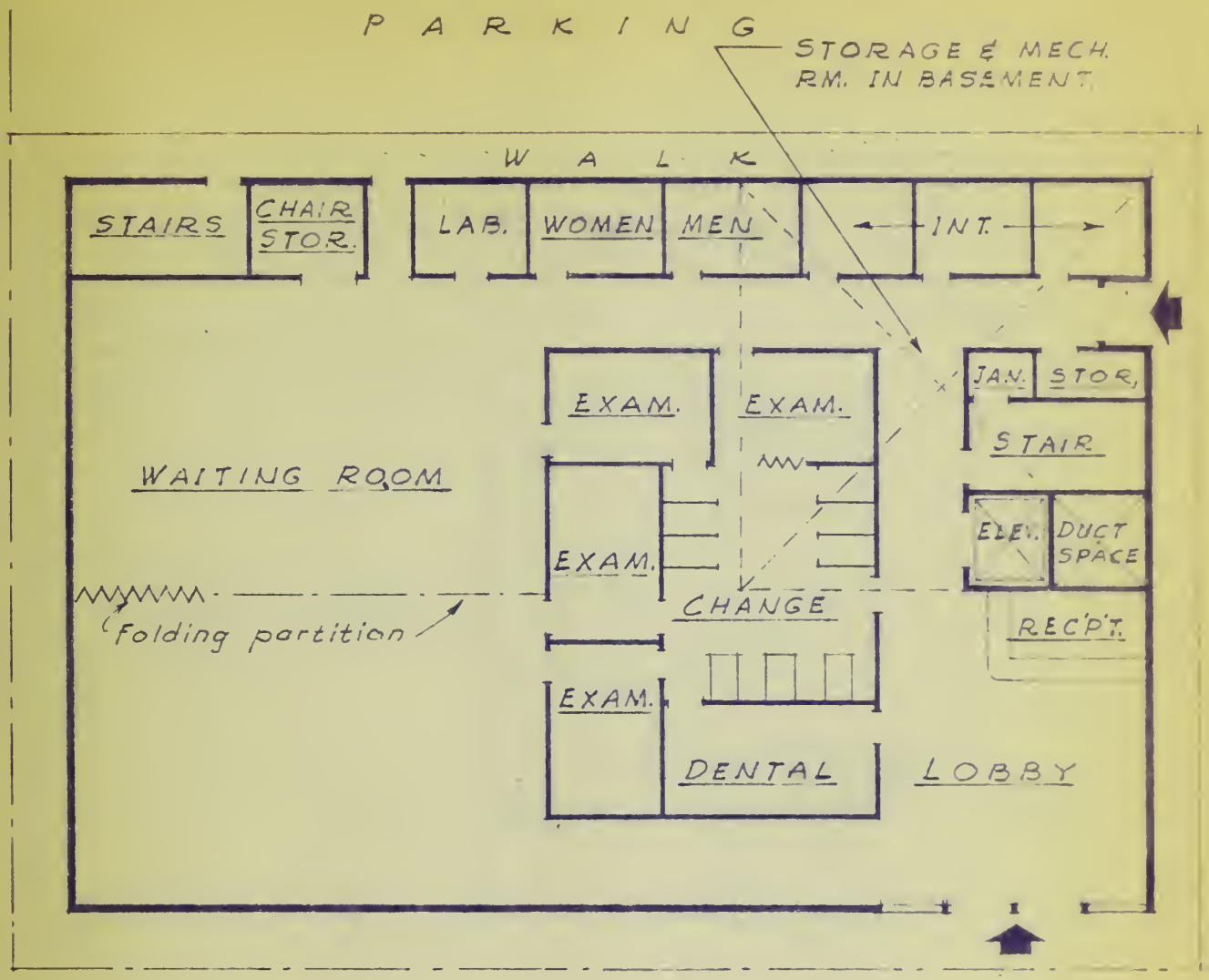
* Site Preparation on City Property

FRONT ELEVATION

Scale : 1/16" = 1'-0"

NOTE:

This elevation is schematic and typical for propoposed Health Centers 1, 2, 4 and 5.

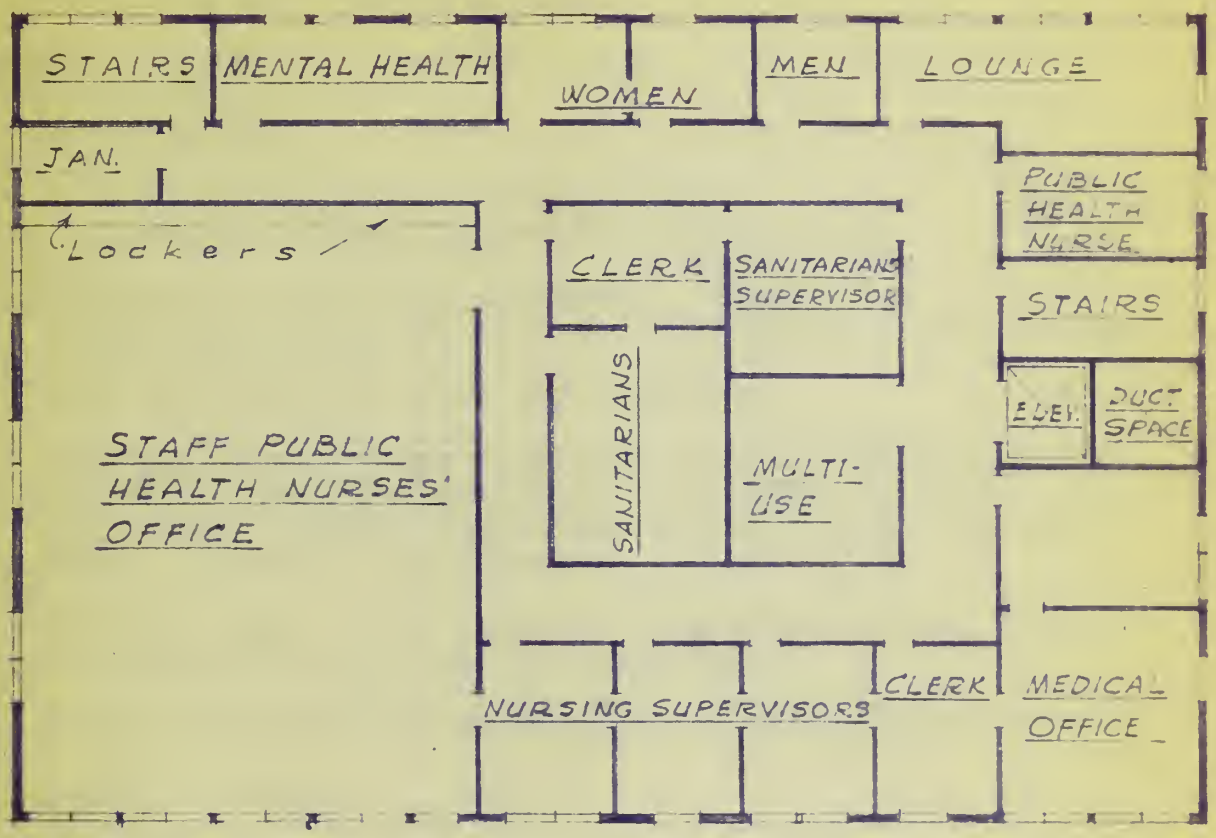


FIRST FLOOR PLAN

Scale : 1/16" = 1'-0"

NOTE:

This plan is schematic and typical for proposed Health Centers 1, 2, 4 and 5



SECOND FLOOR PLAN

Scale : 1/16" = 1'-0"

NOTE:

This plan is schematic and typical for proposed Health Centers 1, 2, 4 and 5.

SPACE ALLOCATIONS
DISTRICT HEALTH CENTER NO. 1

BASEMENT

Mechanical Equipment
Storage Area - Janitors Closet

FIRST FLOOR

Entrance Lobby

Parking space for perambulators
Reception, Registry and Information Desk

Toilets for staff and clientele
Three rooms for examinations, immunization, interviewing and observation
Room for dental hygiene and treatment

Waiting Room -- large multi-use room for mothers and children awaiting examination, occasional use for movies with folding partition for use as two conference rooms. Capacity 150 persons.

Changing Room -- for mothers to undress children prior to examination and then to dress them.

Small laboratory for on-the-spot screening procedures.

Janitor closet.

SECOND FLOOR

Offices

District Medical Officer	1
Physician Specialist	2
Nursing Supervisors	3
Public Health Nursing Staff	26
Public Health Nursing Students	8
Sanitarians	6
Clerk-Stenographer	1
Sanitarian Supervisor	1
Multi use for part-time professional personnel	4
Clerk-Stenographers	2
Mental Health Personnel	3

Toilet, lounge and locker rooms for staff use.

COST ESTIMATE
DISTRICT HEALTH CENTER NO. 1

1. Approximate District Population: 146,555

2. Description of Project:

   a. Location: 17th Between Pond & Prosper Streets

   b. Building: 2-Story, Type I, Construction of 15,000 Sq. Ft. Area

3. Estimate of Project:

a. Construction:		
1. 15,000 sq. ft. @ $25/sq.ft	$375,000	
2. Site Preparation	28,500	
b. Plans & Specifications	47,000	
c. Inspection & Miscl. Costs	12,000	
d. Projection of Costs	46.200	
Sub-Total		$508,700
4. Equipment		39,600
5. Property		
a. For Building (Hist. value & 20 cars)		16,500
b. For Parking 30 Cars (5 Lots)		100.000
TOTAL PROJECT COST		$664.800

SPACE ALLOCATIONS
DISTRICT HEALTH CENTER NO. 2

BASEMENT

Mechanical Equipment
Storage Area
Janitors Closet

FIRST FLOOR

Entrance Lobby

Parking space for perambulators
Reception, Registry and Information Desk

Toilets for clientele and staff
Three rooms for examinations, immunization, interviewing and observation
Room for dental hygiene and treatment
Four interview rooms

Waiting Room -- large, multi-use room for mothers and children awaiting examination, occasional use for movies with folding partition for use as two conference rooms. Capacity 150 persons.

Changing and Terminal Interview Room -- for mothers to undress children prior to examination and then to dress them. Terminal Interview Room shall have folding door for privacy.

Small laboratory for on-the-spot screening procedures.

Janitor Closet

SECOND FLOOR

Offices

District Medical Officer	1
Physician Specialist	2
Nursing Supervisors	3
Public Health Nursing Staff	26
Public Health Nursing Students	8
Sanitarian Supervisor	2
Sanitarians	9
Clerk-Stenographer	1
Multi use for part-time professional personnel	4
Clerk-Stenographers	2
Mental Health Personnel	3

Toilet, lounge and locker rooms for staff use.

COST ESTIMATE
DISTRICT HEALTH CENTER NO. 2

1. Approximate District Population: 159,993

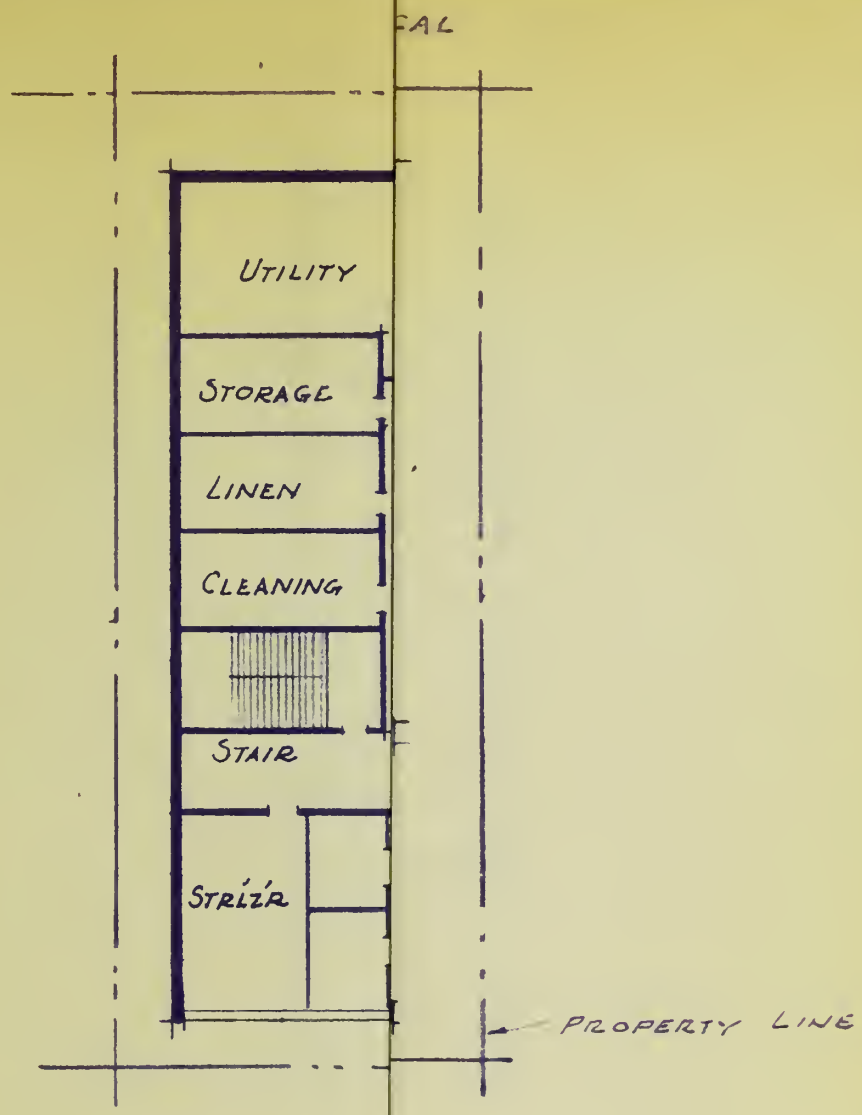
2. Description of Project:

   a. Location: Western Addition
      Divisadero & Post Sts.

   b. Building: 2-Story, Type I Construction of
      15,000 Sq. Ft. Area

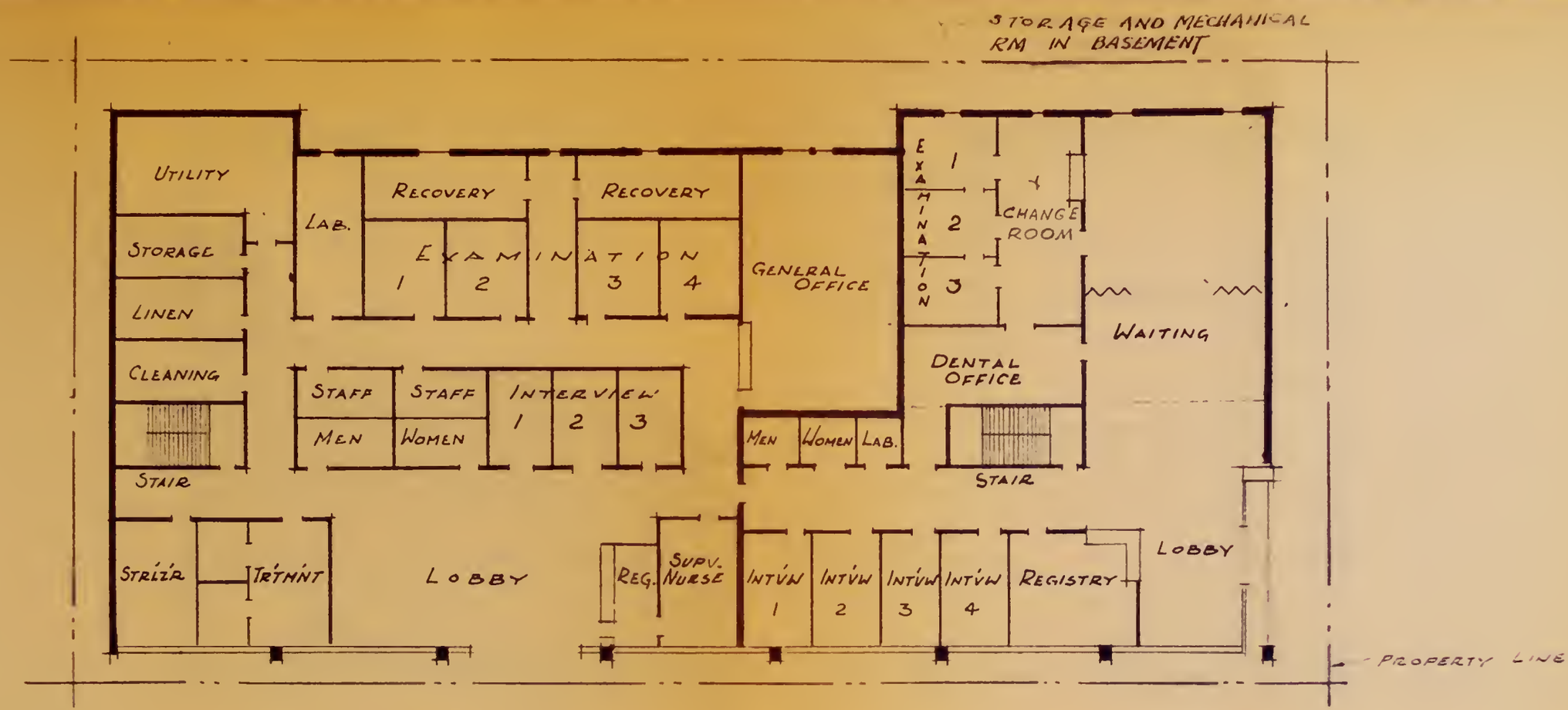
3. Estimate of Project:

a. Construction:		
1. 15,000 Sq. Ft. @ $25/sq.ft.	$375,000	
2. Site Preparation	7,500	
b. Plans & Specifications	44,400	
c. Inspection & Miscl. Costs	12,000	
d. Projection of Costs	43,900	
Sub-Total		$482,800
4. Equipment		29,600
5. Property:		155,000
TOTAL PROJECT COST		$667,400



DISTRICT

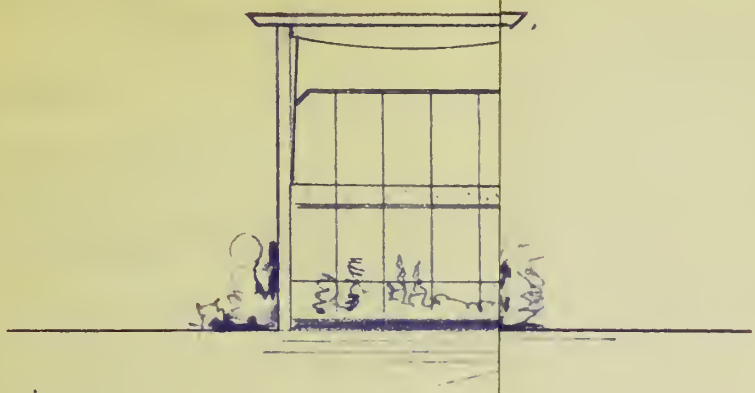
JUNE 1961



SCHEMATIC - FIRST FLOOR PLAN
SCALE 1/16"=1'-0"

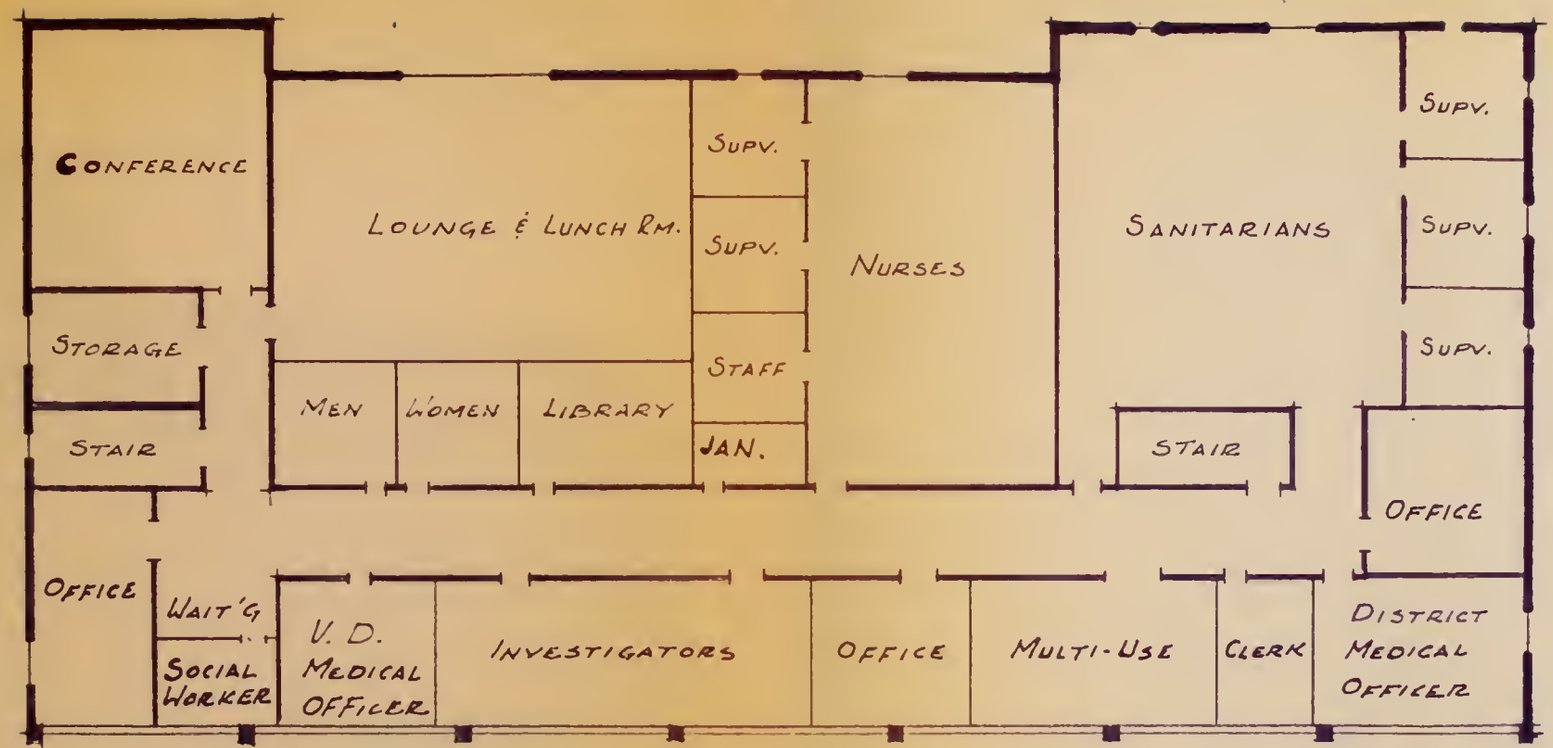
DISTRICT HEALTH CENTER Nº3 & VENEREAL DISEASE CLINIC

JUNE 1951



DISTRICT

JUNE 1961

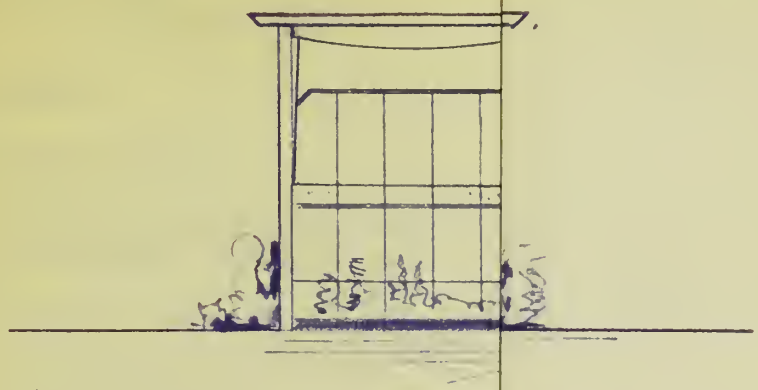


SCHEMATIC - SECOND FLOOR PLAN

SCALE 1/16" = 1'-0

DISTRICT HEALTH CENTER Nº 3 & VENEREAL DISEASE CLINIC

JUNE 1961



DISTRICT

JUNE 1961

SCHEMATIC - ELEVATION
SCALE 1/16" = 1'-0"

DISTRICT HEALTH CENTER Nº3 & VENEREAL DISEASE CLINIC

JUNE 1961

SPACE ALLOCATIONS
DISTRICT HEALTH CENTER NO. 3

BASEMENT

Mechanical Equipment
Storage Area
Janitors Closet

FIRST FLOOR

Entrance Lobby

Parking space for perambulators
Reception, Registry and Information Desk

Toilets for staff and clientele
Two rooms for examinations, immunization, interviewing and observation
Room for dental hygiene and treatment
Four interview rooms

Waiting Room -- large multi-use room for mothers and children awaiting examination, occasional use for movies with folding partition for use as two conference rooms. Capacity 100 persons.

Changing and Terminal Interview Room -- for mothers to undress children prior to examination and then to dress them. Terminal interview room shall have folding door for privacy

Small laboratory for on-the-spot screening procedures.

Janitor Closet.

SECOND FLOOR

Offices

District Medical Officer	1
Physician Specialist	2
Nursing Supervisors	2
Public Health Nursing Staff	14
Public Health Nursing Students	6
Sanitarians	16
Clerk-Stenographers	2
Sanitarian Supervisor & 2 assistant Supervisors	3
Multi use for part-time professional personnel	3
Mental Health Personnel	3

Toilet, lounge and locker rooms for staff use.

SPACE ALLOCATIONS
DISTRICT HEALTH CENTER NO. 3 V D CLINIC

FIRST FLOOR - VD CLINIC

Entrance Lobby

Information Desk and Waiting Room

Toilets for staff and clientele
General Office and registration
Four Examination Rooms
Laboratory
Cleaning Room
Three small Interview Rooms
Two Recovery Rooms
One large and two small Treatment Rooms
Autoclave and Linen Storage Room
Office for Public Health Nurse
Utility area and Porters Room
Locker Facilities

SECOND FLOOR - VD CLINIC

Offices

Chief of Division
Investigators and Clerk
Psychiatric Social Worker
Administration with waiting area

Conference and Lecture Room - 20 persons
Storage area for stationery
Library and Health Education Center
Employee's Lounge and Lunch Room
Janitor's Closet
Toilets for Staff
Locker Facilities

COST ESTIMATE
DISTRICT HEALTH CENTER NO. 3

1. Approximate District Population: 126,329

2. Description of Project:

   a. Location: Site of Southern Police Station

   b. Building: 2-Story, Type I Construction of 22,000 Sq. Ft. Area

3. Estimate of Project:

a. Construction:		
1. 22,000 Sq. Ft. @ $25/sq.ft	$550,000	
2. Site Preparation	31,000	
b. Plans & Specifications	66,800	
c. Inspection	12,000	
d. Projection of Costs	66,000	
Sub-Total		$725,800
4. Equipment		46,200
5. Property:		
a. Building (City Owned)		-
b. Parking - 73 Cars		176,000
TOTAL PROJECT COST		$948,000

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SPACE ALLOCATIONS
DISTRICT HEALTH CENTER NO. 4

BASEMENT

Mechanical Equipment
Storage Area
Janitors Closet

FIRST FLOOR

Entrance Lobby

Parking space for perambulators
Reception, Registry and Information Desk

Toilets for Clientele
Three rooms for examinations, immunization, interviewing and observation
Rooms for dental hygiene and treatment
Four rooms for interviews

Waiting Room -- large multi-use room for mothers and children awaiting examination, occasional use for movies with folding partition for use as two conference rooms. Capacity 150 persons.

Changing and Terminal Interview Room for mothers to undress children prior to examination and then to dress them. Terminal interview room shall have folding door for privacy

Small laboratory for on-the-spot screening procedures.

Janitor closet.

SECOND FLOOR

Offices

District Medical Officer	1
Physician Specialist	2
Nursing Supervisors	4
Public Health Nursing Staff	39
Public Health Nursing Students	10
Sanitarian Supervisor	1
Sanitarians	6
Clerks Stenographers	3
Multi use for part-time professional personnel	4
Mental Health Personnel	3

Toilet, lounge and locker rooms for staff use.

June 1961

COST ESTIMATE
DISTRICT HEALTH CENTER NO 4

1. Approximate District Population: 128,475

2. Description of Project:

   a. Location: San Francisco General Hospital Grounds

   b. Building: 2-Story, Type I Construction of 16,000 Sq. Ft. Area

3. Estimate of Project:

a. Construction:		
1. 16,000 Sq. Ft. @ $25/Sq.Ft.	$400,000	
2. Site Preparation	8,000	
b. Plans & Specifications	46,100	
c. Inspection	12,000	
d. Projection of Costs	46,600	
Sub-Total		$512,700
4. Equipment		32,800
5. Property:		
a. Bor Building - City Owned		
b. For Parking - City Owned		
c. Parking Area Construction		50.000
		$595,500

SPACE ALLOCATIONS
DISTRICT HEALTH CENTER NO.5

BASEMENT

Mechanical Equipment
Storage Area
Janitors Closet

FIRST FLOOR

Entrance Lobby
- Parking space for perambulators
- Reception, Registry and Information Desk

Toilets for Staff and Clientele
Two rooms for examinations, immunization, interviewing and observation
Rooms for dental hygiene and treatment
Four Interview Rooms

Waiting Room -- large multi-use room for mothers and children awaiting examination, occasional use for movies with folding partition for use as two conference rooms. Capacity 150 persons.

Changing and Terminal Interview Room -- for mothers to undress children prior to examination and then to dress them. Terminal Interview Room shall have folding door for privacy.

Small laboratory for on-the-spot screening procedures.

Janitor Closet

SECOND FLOOR

Offices

District Medical Officer	1
Physician Specialist	2
Nursing Supervisors	3
Public Health Nursing Staff	25
Public Health Nursing Students	8
Sanitarian Supervisor & Assistant Supervisor	2
Sanitarians	7
Clerk Stenographers	3
Multi use for part-time professional personnel	4
Mental Health Personnel	3

Toilet, lounge and locker rooms for staff use.

COST ESTIMATE
DISTRICT HEALTH CENTER NO. 5

1. Approximate District Population: 178,964

2. Description of Project:

   a. Location: Sunset Community Center

   b. Building: 2-Story, Type I Construction of 16,000 Sq. Ft. Area

3. Estimate of Project:

a. Construction:		
1. 16,000 Sq. Ft. @ $25/Sq.Ft.	$400,000	
2. Site Preparation	8,000	
b. Plans & Specifications	47,600	
c. Inspection	12,000	
d. Projection of Costs	46.700	
Sub-Total		$514,300
4. Equipment		22,600
5. Property		
a. Building - City Owned		-
b. Parking - City Owned (For 53 cars)		-
TOTAL PROJECT COST		$536,900